

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B.3 (1A00.3B.3) to permit a side yard setback of 43 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
City and State _____
Address for Petitioner: _____
(Type or Print Name)
Signature _____
City and State _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of June, 1981, at 2:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE end of Gerwell Ct., 692'
N of Franklinville Rd.,
11th District : OF BALTIMORE COUNTY

JAMES M. KOPPELMAN, et ux, : Case No. 81-215-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman, John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

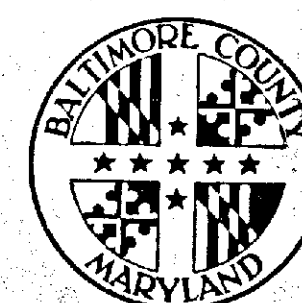
I HEREBY CERTIFY that on this 5th day of June, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. James M. Koppelman, 16 Gerwell Court, Upper Falls, Maryland 21156, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. James M. Koppelman
16 Gerwell Court
Upper Falls, Maryland 21156

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of April, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner James M. Koppelman, et ux

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 5, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. James M. Koppelman
16 Gerwell Court
Upper Falls, Maryland 21156

RE: Item No. 187
Petitioner - James M. Koppelman, et ux
Variance Petition

Dear Mr. & Mrs. Koppelman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 15, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #187 (1980-1981)
Property Owner: James M. & Diana J. Koppelman
N/ES Gerwell Court 692' N. of Franklinville Rd.
Acres: 14 x 26 (Garage) District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117507, executed in conjunction with the development of "Expectations", of which this property comprises Lot 4 of the plat "Expectations", recorded E.H.K., Jr. 43, Folio 3.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 187 (1980-1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:js

cc: Jack Wimbley

QQ-NW Key Sheet
54 NE 41 & 42 Pos. Sheets
NW 14 K Topo
64 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GENDER
DIRECTOR

May 25, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #187, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owner: James M and Diana J. Koppelman
Location: N/ES side Gerwell Court 692' N. of Franklinville Road
Acres: 14 x 26 (Garage)
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
TO: _____ Date: May 27, 1981

FROM: Michael S. Flanigan, Engineer Associate II

SUBJECT: Zoning Comments

With reference to ZAC meeting of April 14, 1981, the Department of Traffic Engineering has no comments for items #184, 185, 186 and 187.

Michael S. Flanigan
Engineer Associate II

MSF/lza

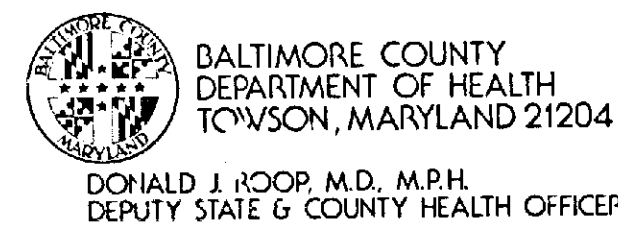
ORDER RECEIVED FOR FILING

DATE June 14, 1981
BY John P. Ray
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County: this 24th day of June, 1981, that the herein Petition for Variance(s) to permit a side setback of forty-three feet in lieu of the required fifty feet, for the expressed purpose of constructing an enclosed garage to be attached to the existing dwelling, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 19, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #187, Zoning Advisory Committee Meeting of April 14, 1981, are as follows:

Property Owner: James M. & Diana J. Koppelman
Location: NE/S Gerwell Court 692' N. of Franklinville Road
Existing Zoning: R C 5
Proposed Zoning: Variance to permit a side yard setback of 43' in lieu of the required 50'.
Acreage: 14 X 26 (Garage)
District: 11th

The dwelling is presently served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed garage will not interfere with the location of the well or septic system, therefore no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/ale

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

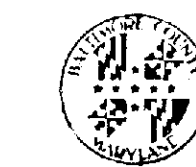
TO: Nick Commodari Date: April 21, 1981
Charles E. (Ted) Burnham
FROM: Zoning Advisory Committee
SUBJECT: Meeting of April 14, 1981

ITEM NO. 182 See comments
ITEM NO. 183 See comments
ITEM NO. 184 Standard Comment
ITEM NO. 185 See comments - Important, Note "I"
ITEM NO. 186 Standard Comment
ITEM NO. 187 Standard Comment
ITEM NO. 188 See Comments
ITEM NO. 189 See Comments

Charles E. Burnham

Charles E. Burnham
Plans Review Chief

CEB:rrrj



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

April 22, 1981

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James M. & Diana J. Koppelman

Location: NE/S Gerwell Court 692' N. of Franklinville Road

Item No.: 187 Zoning Agenda Meeting of April 14, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: Paul H. Reincke Noted and Approved: George M. Wagonet
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 14, 1981

RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

MNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: May 25, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-215-A Item 187

Petition for Variance
Northeast end of Gerwell Court, 692 ft. North of Franklinville Road
Petitioner- James M. Koppelman, et ux

Eleventh District

HEARING: Tuesday, June 16, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

11th DISTRICT

ZONING: Petition for Variance
LOCATION: Northeast end of Gerwell Court, 692 ft. North of Franklinville Road
DATE & TIME: Tuesday, June 16, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 43 ft. instead of the required 50 ft.

The Zoning Regulations to be excepted as follows:

Section 1A04.3B.3 (1A00.3B.3 and 103.3) - minimum side yard setback in R.C.5 Zone.

All that parcel of land in the Eleventh District of Baltimore County

Being the property of James M. Koppelman, et ux as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 16, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning at a point on the northeast end of Gerwell Court, approximately 692 feet north of Franklinville Road and known as Lot 4 of Expectations, and recorded among the land records of Baltimore County in Plat Book 40 Folio 3.
Also known as 16 Gerwell Court.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. James M. Koppelman
16 Gerwell Court
Upper Falls, Maryland 21156

RE: Petition for Variance
NE/end of Gerwell Ct., 692' N of Franklinville Rd.
Rt. 2
Case No. 81-215-A

Dear Mr. and Mrs. Koppelman:

This is to advise you that \$45.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Mr. and Mrs. James M. Koppelman
16 Gerwell Court
Upper Falls, Maryland 21156

May 19, 1981

NOTICE OF HEARING

RE: NE/end Gerwell Ct., 692' N of Franklinville Rd.
Petition for Variance
James M. Koppelman, et ux Case #81-215-A

TIME: 9:45 A.M.

DATE: Tuesday, June 16, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

klr

June 24, 1981

Mr. & Mrs. James M. Koppelman
16 Gerwell Court
Upper Falls, Maryland 21156

RE: Petition for Variance
NE/end of Gerwell Court, 692' N
of Franklinville Road - 11th Election
District
James M. Koppelman, et ux -
Petitioners
NO. 81-215-A (Item No. 187)

Dear Mr. & Mrs. Koppelman:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>WJH</u>	Revised Plans:				Change in outline or description				
Previous case:	Map #				Yes No				

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 5/28/81
Posted for: Petition for Variance
Petitioner: James M. Koppelman, et ux
Location of property: NE/end Gerwell Ct., 692' N of Franklinville Rd.
Location of Signs: front of property at 16 Gerwell Ct.
Remarks:
Posted by: William E. Hammond Signature Date of return: 6/5/81
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 2 day of April, 1981.

Filing Fee \$ 25 Received: Check

Cash

Other

William E. Hammond, Zoning Commissioner

Petitioner: James M. & Diana J. Koppelman Submitted by: Koppelman

Petitioner's Attorney: Reviewed by: WJH

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Petition For Variance

11th District
ZONING: Petition for Variance
LOCATION: Northeast end of Gerwell Court, 692' N of Franklinville Road
DATE & TIME: Tuesday, June 16, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to permit a side yard setback of 48 ft. instead of the required 50 ft.

The Zoning Regulations to be excepted as follows:
Section 1400.3B (1400.3B and 103.3) minimum side yard setback in R.C. 5 Zone. All that parcel of land in the Eleventh District of Baltimore County in Plat Book 40, Folio 3.

Also known as 16 Gerwell Court
Being the property of James M. Koppelman, et ux as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 16, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
William E. Hammond
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., May 28, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 28 day of May, 1981.
Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 15th day of June, 1981, the 28th publication appearing on the 28th day of May, 1981.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ 19.50

PETITION FOR VARIANCE

11th District
ZONING: Petition for Variance
LOCATION: Northeast end of Gerwell Court, 692' N of Franklinville Road
DATE & TIME: Tuesday, June 16, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

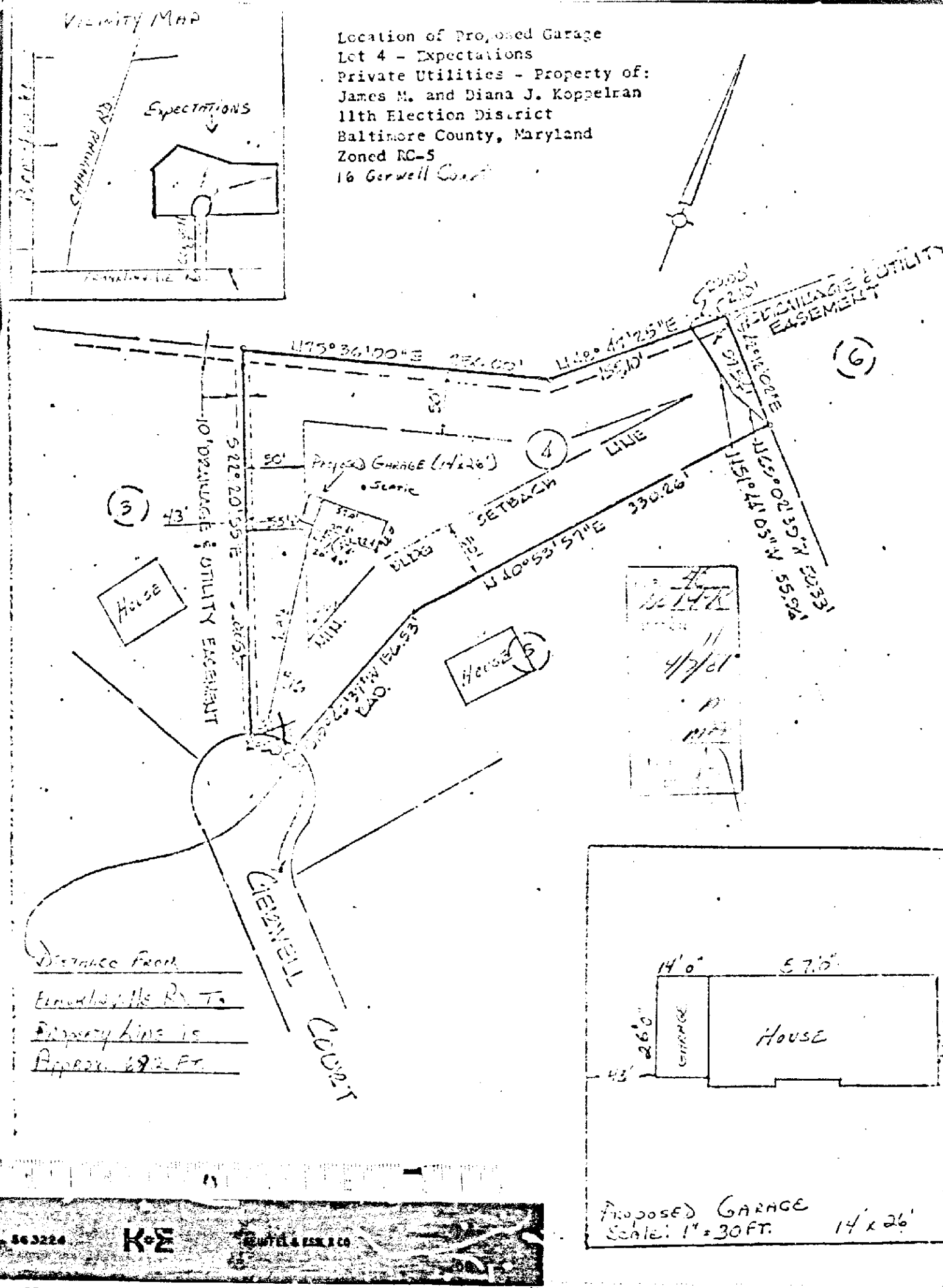
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Also known as 16 Gerwell Court
Being the property of James M. Koppelman, et ux as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 16, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 16, 1981 ACCOUNT: 01-662

RECEIVED BY: James M. Koppelman
FOR: Posting & Advertising of Case #81-215-A

AMOUNT: \$45.50

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 16, 1981 ACCOUNT: 01-662

RECEIVED BY: Diana J. Koppelman
FOR: Filing fee for case no. 81-215-A

AMOUNT: \$25.00

48632277 10 250.00

No. 097265